159.0	0008	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,600 / 758,600
					USE VALUE:	758,600 / 758,600
					ASSESSED:	758,600 / 758,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRIEU SUNG QUANG/EAL	
Owner 2:	TRIEU KUEN LAI	
Owner 3:		
Street 1:	146 RENFREW ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	338,600		420,000	758,600
Total Card	0.138	338,600		420,000	758,600
Total Parcel	0.138	338,600		420,000	758,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.71 | /Parcel: 364.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	105987
GIS Ref	
GIS Ref	
Insp Date	05/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0008-0018.0

!12440!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,600	0	6,000.	420,000	758,600	758,600	Year End Roll	12/18/2019
2019	101	FV	252,800	0	6,000.	420,000	672,800	672,800	Year End Roll	1/3/2019
2018	101	FV	253,200	0	6,000.	354,000	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	253,200	0	6,000.	324,000	577,200	577,200	Year End Roll	1/3/2017
2016	101	FV	253,200	0	6,000.	276,000	529,200	529,200	Year End	1/4/2016
2015	101	FV	247,200	0	6,000.	240,000	487,200	487,200	Year End Roll	12/11/2014
2014	101	FV	247,200	0	6,000.	222,000	469,200	469,200	Year End Roll	12/16/2013
2013	101	FV	247,200	0	6,000.	211,200	458,400	458,400		12/13/2012

PRINT

Date	Time
12/11/20	02:31:44

LAST REV

Date	Time
06/25/18	14:08:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12440

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WASHBURN ARTHUR	27066-147		2/14/1997		215,000	No	No		Y

USER DEFINED

Prior Id # 1:	105987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2005	360	Addition	85,000			G7	GR FY07	ADD 2ND FLR

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	Inspected	CC	Chris C
5/25/2018	MEAS&NOTICE	BS	Barbara S
10/22/2008	Meas/Inspect	163	PATRIOT
4/20/2006	Fieldrev-Chg	BR	B Rossignol
8/25/2005	Inspected	BR	B Rossignol
1/24/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26910377
Const Adj.:	0.99989998
Adj $ / SQ:	158.622
Other Features:	101230
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415981
Depreciation:	77373
Depreciated Total:	338609

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

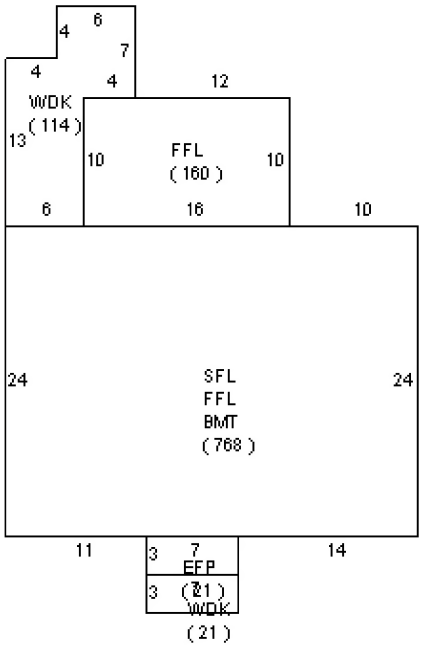
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.62
Special Features:	0	Val/Su Net:	129.24
Final Total:	338600	Val/Su SzAd	199.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	158.620	147,201
BMT	Basement	768	55.200	42,394
SFL	Second Floor	768	158.620	121,822
WDK	Deck	135	13.410	1,810
EFP	Enclos Porch	21	72.590	1,524

Net Sketched Area:	2,620			Total:	314,751
Size Ad	1696	Gross Are	2620	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

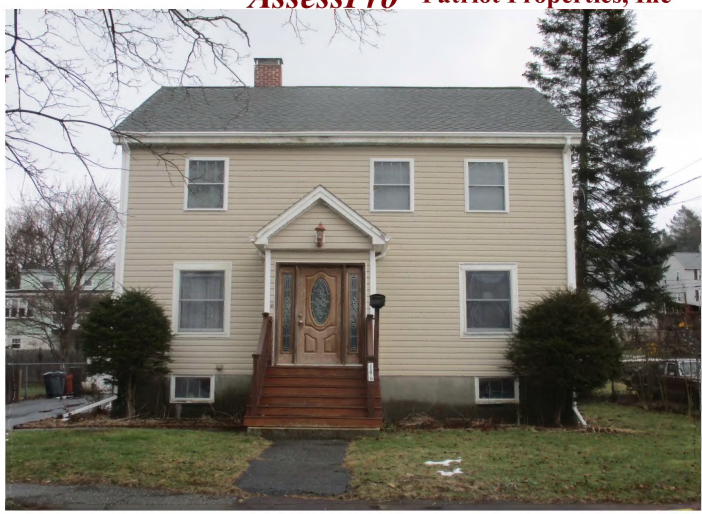
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

159.0-0008-0018.0

IMAGE

AssessPro Patriot Properties, Inc